



*Asking Price*

£425,000

CHURCHILL CLOSE, STURMINSTER MARSHALL, WIMBORNE BH21 4BH

Freehold







- ◆ **FOUR BEDROOMS**
- ◆ **SELF CONTAINED ANNEX**
- ◆ **TWO BATHROOMS**
- ◆ **THREE RECEPTION ROOMS**
- ◆ **GAS FIRED HEATING**
- ◆ **DOUBLE GLAZING**
- ◆ **CENTRAL VILLAGE LOCATION**
- ◆ **END OF TERRACE HOUSE**

A well presented, post war, end of terrace house in the centre of this sought after village, boasting four bedrooms, corner plot position, self-contained annex and scope to extend further (STPP).

## Property Description

Churchill Close is positioned within the heart of Sturminster Marshall and surrounds public playing fields, which are ideal for family recreation and sports. This home sits on the northerly edge and has been extended to incorporate a self-contained annex. The accommodation comprises a living room, separate dining room and kitchen to the ground floor, with three bedrooms and a family bathroom to the first floor. The kitchen leads to a utility room which can also function as a kitchen for the annex, which is accessed from the kitchen. The annex comprises a generous double bedroom, fitted shower room and formal living room. The home has been double glazed throughout and offers gas fired heating.









## Gardens and Grounds

The front garden is primarily laid to a kept lawn and the boundary is clearly denoted by a brick built dwarf wall. To the right hand side of the property there is a metal garden gate that denotes access to the rear garden which is immaculately kept. There are a variety of trim hedges, established flower beds and kept lawns with an area of hard standing spanning the rear elevation of the property.

## Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town’s historic architecture and alongside The Priest’s House Museum & Gardens, Wimborne Model Town and the 1930’s Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county’s areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.



Size: 1293 sq ft (120.1 sq m)

Heating: Gas fired

Glazing: Double glazed

Parking: Casual off road

Garden: North facing

Main Services: Electric, water, gas, telephone, drains

Local Authority: Dorset Council

Council Tax Band: C

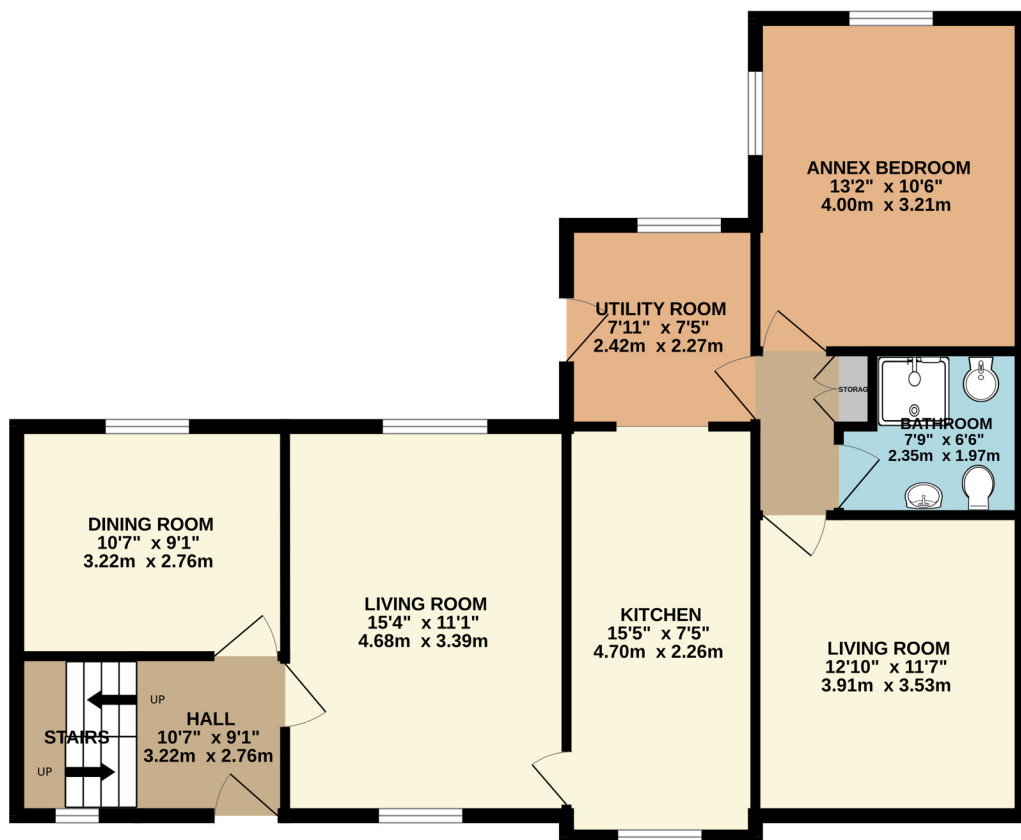




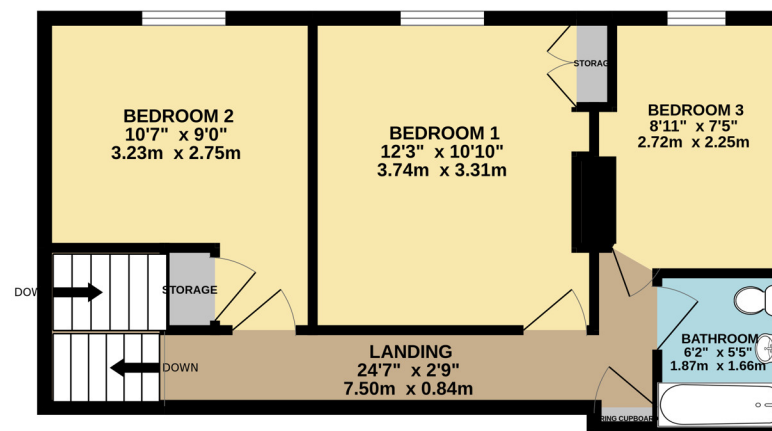




GROUND FLOOR  
844 sq.ft. (78.4 sq.m.) approx.

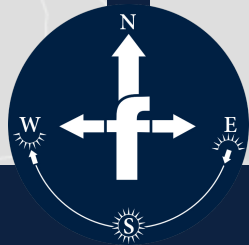
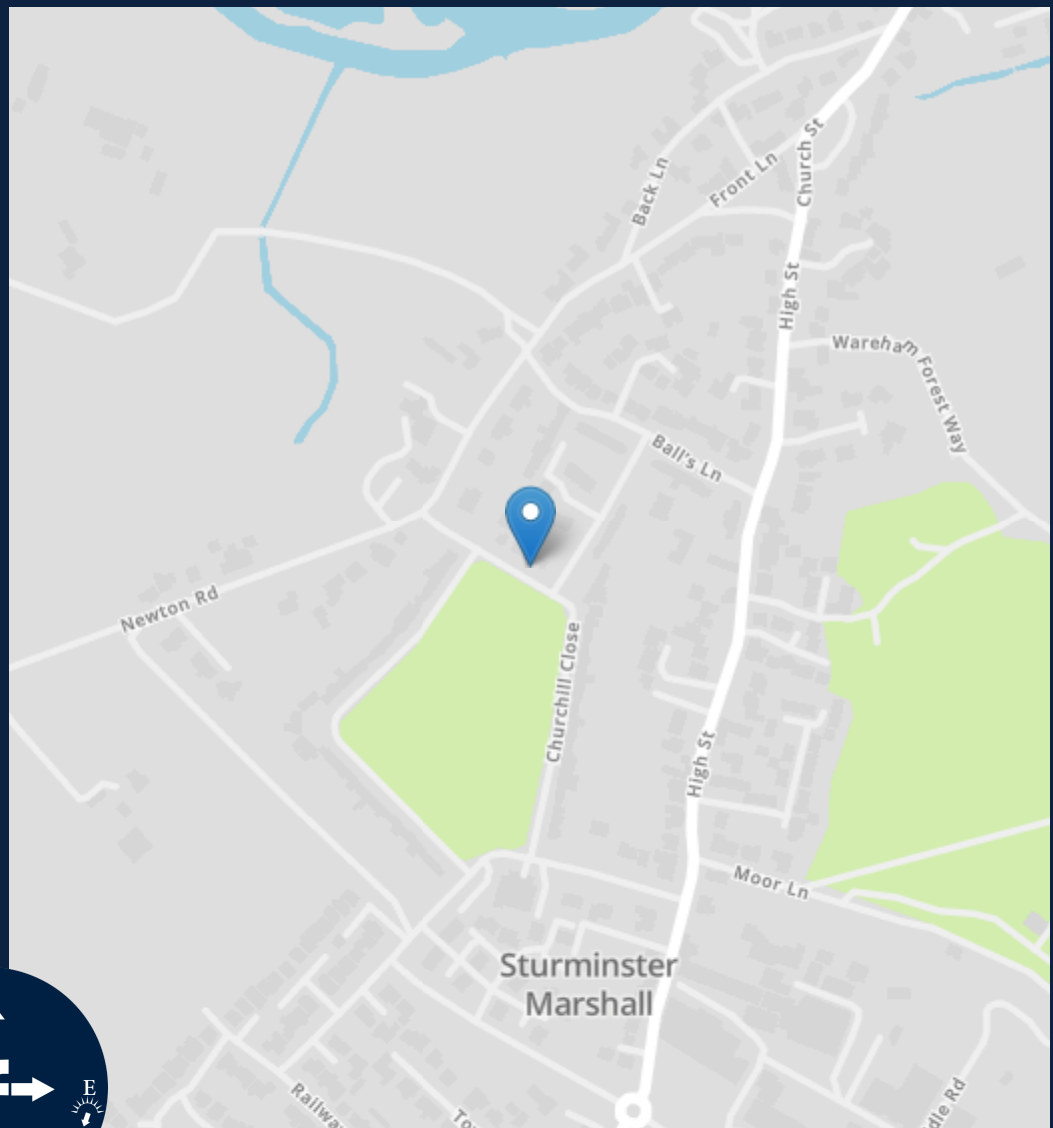
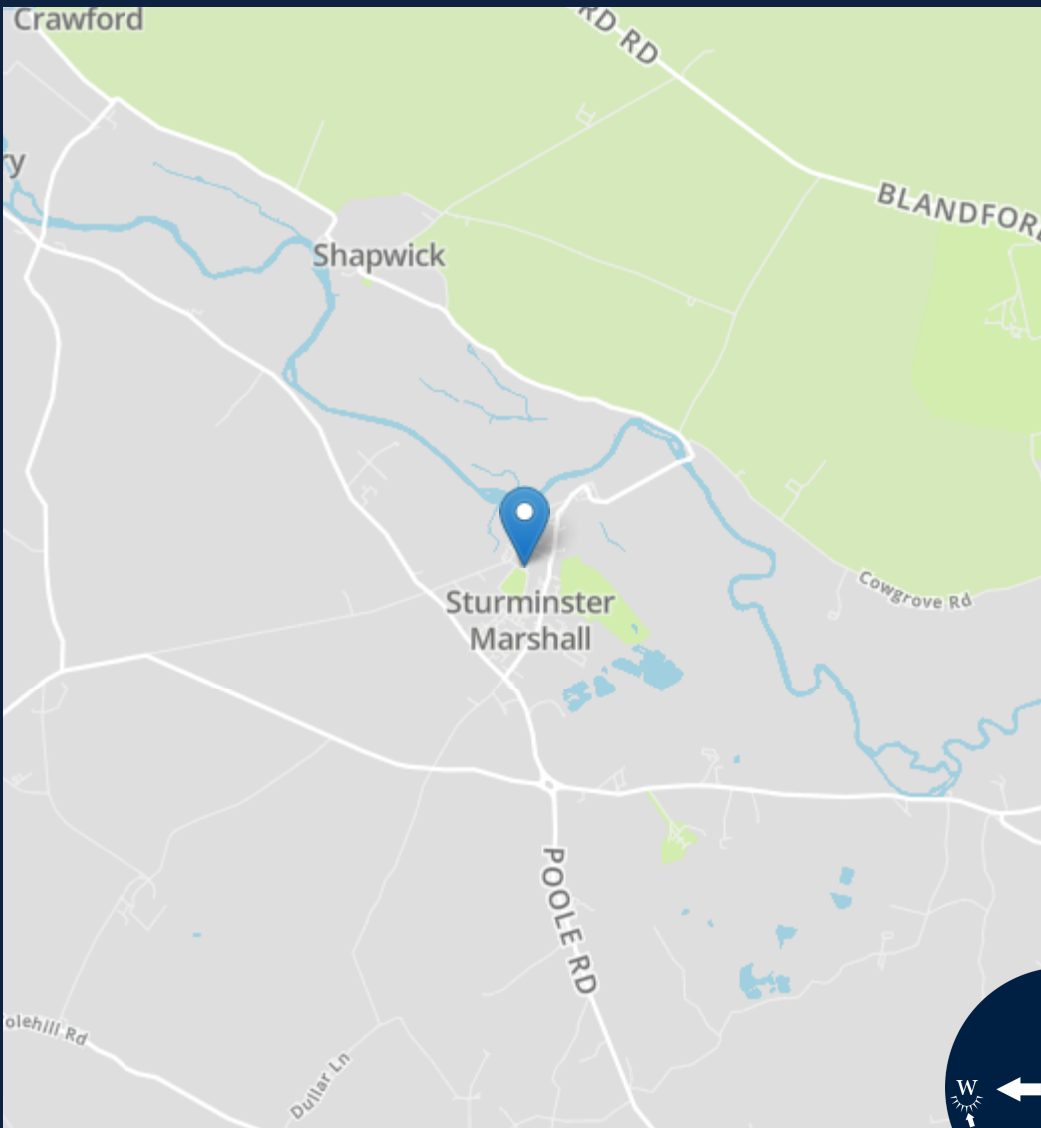


1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         | 83        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 72      |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |



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